6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$269,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF JANUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/02/06 08:14 2 pgs
Fees:13.00 Taxes:995.30
20060202-0012809

JUSTIN T. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON L. LEVASSEUR	WELLS FARGO BANK, N.A.	**83-14-44**
(NAME) **1619 RUSSELL STREET**	(NAME) POST OFFICE BOX 5708	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) SPRINGFIELD, OH 45501-5708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOLLY GAY YOUNG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON L. LEVASSEUR and LAURA D. LEVASSEUR, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 35 ON THE PLAN OF THE SUBDIVISION OF THE LINDSLEY CHADWELL TRACT, OF RECORD IN PLAT BOOK 2, PAGE 24, REGISTER'S OFFICE FOR CHANCERY COUNTY, TENNESSEE.

SAID LOT NO. 35 FRONTS 50.00 FEET ON THE NORTHERLY SIDE LOT NO. 35 FRONTS 50.00 FEET ON THE NORTHERLY SIDE OF RUSSELL STREET, FORMERLY RUTH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160.00 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HOLLY G. YOUNG BY QUITCLAIM DEED FROM HOLLY GAY YOUNG, UNMARRIED AND RICHARD B. YOUNG, MARRIED OF RECORD IN INSTRUMENT NO. 20030327-0040321, DATED MARCH 12, 2003 AND RECORDED MARCH 27, 2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1619 RUSSELL STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness **my hand** this **31st day of January, 2006.**

HOLLY GAY YOUNG

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **HOLLY GAY YOUNG** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville, Tennessee** this **31st day of January, 2006.**

Commission expires: **July 19, 2008**



JUSTIN TATUM

Notary Public